

STATE OF TEXAS §
COUNTIES OF ARANSAS §
SAN PATRICIO AND NUECES §
CITY OF ARANSAS PASS §

A Regular Meeting of the Aransas Pass City Council was held on Monday, January 18, 2016 in the Aransas Pass City Hall, 600 W. Cleveland Blvd., Aransas Pass, Texas 78336. A notice of the meeting was posted 72 hours in advance in accordance with Section 551, Texas Government Code. Mayor Adan Chapa and Council Members Vickie Abrego, Billy Ellis, and Carrie Scruggs were present. Mayor Pro Tem Hyatt was absent. Also present were City Manager Sylvia Carrillo and City Attorney Allen Lawrence.

1. CALL MEETING TO ORDER.

Mayor Chapa called the meeting to order at 7:00 pm.

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG.

Mayor Chapa gave the Invocation and led the Pledge of Allegiance to the United States Flag.

3. PROCLAMATIONS/PRESENTATIONS:

a. Recognition of Eagle Scout Joshua Shawn Cobern

Mayor Chapa recognized Joshua Shawn Cobern and presented him with a Certificate of Recognition in honor of receiving the Eagle Scout award.

b. Employee Recognition – JP Gonzales

City Manager Carrillo recognized JP Gonzales and presented him with an Employee Certificate of Recognition and thanked him for the exceptional service and commitment he provides to the city and citizens of Aransas Pass.

c. Presentation by Aransas Pass Chamber of Commerce – Shrimporee, Rosemary Vega.

Mayor Chapa stated that this item is being moved to the February 1, 2016 council meeting.

d. Presentation on Master Plan Approach

City Manager Carrillo stated that Pat Veteto, LJA Engineering, Inc. will provide a presentation on a Master Plan Approach to begin planning for the city's growth areas and corridors, and will also recommend a pay as you go approach.

Mr. Veteto stated that LJA has put together a Master Plan that shows future growth, type and patterns for the city. He referred to a map and discussed the proposed planning area, infrastructure plan area, city limits for Aransas Pass, ETJ limits, and the land area within the ETJ and city limits. Mr. Veteto stated that the Comprehensive Infrastructure

Plan will receive citizen input will be reviewed by the Planning and Zoning Commission and will require approval by the City Council and will include the following four major components: a Land Use Plan, Wastewater Plan, Drainage Plan, and a Water Plan. The Plan Phases will include: Phase 1 – Base Map Preparation, Phase 2 – Land Use Plan, Phase 3 – Field Condition Verification, Phase 4 – Wastewater Plan, Phase 5 – Drainage Plan, and Phase 6 – Water Plan.

Mr. Veteto then discussed the cost associated with the phased approach options without field verification and with field verification. Mr. Veteto recommended that the City move forward with Phase 1 – Base Map, the estimated cost is \$221,080 and would take about 20 weeks to complete, and Phase 2 – Land Use Plan, the estimated cost is \$65,450 and would take about 8 weeks to complete, and the total initial cost is \$286,530.

City Manager Carrillo stated that the city currently does not have a base map. Ms. Carrillo added that having a base map would provide workable plans for the city. She stated that the city's bond rating has improved, and would recommend refinancing bonds at a lower rate to release funds to allow for funding this project and needed improvements and not impact the budget.

4. BOARD AND COMMISSION APPOINTMENTS:

There were no board appointments.

5. CITIZEN COMMENTS.

Mayor Chapa referred to Citizen Comments.

Howard Gillespie, 801 Sandpiper, Ingleside on the Bay, Mayor for the City of Ingleside on the Bay, announced that he is a candidate for County Commissioner, Precinct 4 and that he plans to work with the city.

Richard Gonzales, 119 Dempat Lane, spoke in support of a facility for the Boys and Girls Club of America in the Aransas Pass area.

Tim Jolly, 1862 FM 2725, thanked the council for looking at the annexation proposal; and suggested separating into two districts, possibly three districts.

Amelia Segovia, 1386 FM 2725, spoke in support of creating a district within a district in the proposed 2725 Annexation area; with the property owners paying 25% of taxes and stay in same county status and not be annexed.

Donald Brummet, spoke in support of the Planning and Zoning Commission recommendation in regards to Item No. 13a, Parking Requirement.

Paula Stone, FM 2725, expressed concern on the Master Plan presentation and suggested that the City concentrate on the extension of the city and inside the city limits; and property owners who owe city taxes.

Eddie Galvan, 1240 44th Street, commented on the waterline on 2725, and added that there is flooding and concerned that work and plans are not being managed correctly.

Henrie Morales, Municipal Court Judges introduced Court Clerk Milagros Medina and stated that she has completed court training and plans to pursue court certification.

6. CONSENT AGENDA

Mayor Chapa referred to the Consent Agenda, Item 6a.

- a. Special Meeting Minutes of December 14, 2015 and Regular Meeting Minutes of January 4, 2016.

A motion was made by Council Member Ellis, seconded by Council Member Abrego, and the motion carried.

7. CONSIDER AND ACT ON CITY MANAGER ITEM(S):

Mayor Chapa referred to the Consent Agenda, Items 7a through 7d.

- a. Consider and Act on awarding RFP for the City of Aransas Pass Official Newspaper.

City Manager Carrillo stated that this item is to award the bid for the City's Official Newspaper. Ms. Carrillo stated that the statute requires that we publish notices in a newspaper of regional circulation, and that the city received two bids from two local newspapers. She stated that The Herald was the low bidder, and that the action for the council is to award the bid to The Herald or the Aransas Pass Progress.

In response to a question from Council Member Abrego, Brittney Hall, Aransas Pass Progress stated that 90% of their circulation is within the Aransas Pass area. A motion was made by Council Member Ellis to award the bid to The Herald. The motion died for lack of second.

A motion was made by Council Member Abrego to table until February 1, 2016, seconded by Council Member Ellis, and the motion carried.

- b. Consider and Act on an Engineering Services Agreement and Professional Services Agreement with LJA Engineering, Inc. for Bay Street Engineering Improvements in the amount of \$90,980.

City Manager Carrillo stated that this item relates to an agreement for Bay Street Engineering Improvements to review and resolve the drainage issues, and that it is part of the overall FEMA flood study area. Ms. Carrillo stated that this area is prone to flooding, and that the area is part of the 2016 drainage projects.

A motion was made by Council Member Abrego to approve Item 7b to award the contract to LJA Engineering, Inc. not to exceed \$90,980, seconded by Council Member Ellis, and the motion carried.

- c. Consider and Act on request from Aransas Pass Little League in the amount of \$5,000.

City Manager Carrillo stated this item is for a request from the Aransas Pass Little League for \$5,000. She added that due to recent criminal activity, the League is unable to provide the necessary supplies for the 2016 season. She stated that due to citizen concerns on whether the \$5,000 is a reasonable expense for the city, it may set a pattern for other potential requests, she is recommending a zero interest loan, similar to the Chamber's request for the Christmas Tree.

Council Member Abrego asked about the timeframe for payment, and Ms. Carrillo responded that no more than five years. Mr. Tito Villarreal, President of the Aransas Pass Little League stated that they will discuss this matter with the Board and include it in their bylaws. Ms. Abrego stated that to allow for accountability of the funds, she requested that the League provide the city's Finance Department with a financial report on a monthly basis.

A discussion ensued, and Ms. Carrillo asked the Council to table this item until February 1, 2016 to allow the President to discuss with the Aransas Pass Little League board members and include in their bylaws. A motion was made by Council Member Ellis to table to February 1, 2016, seconded by Council Member Abrego, and the motion carried.

- d. Consider and Act on approving Ordinance No. 2016-4137, Ordinance of the City of Aransas Pass adopting Flood Damage Prevention Regulations as prescribed in the Flood Control Insurance Act, Texas Water Code, Section 16.315; and providing for an effective date.

City Manager Carrillo stated that this item is to approve the newly released flood maps in the Aransas County portion of the City of Aransas Pass. She added that Aransas Pass lies in three counties, Aransas, Nueces, and San Patricio counties, and that the FEMA maps become effective February 1st. Ms. Carrillo stated that the only maps that are ready are the Aransas County maps, and that Nueces and San Patricio counties should be ready within the next twelve months. She stated that the ordinance must be amended to include, as prescribed in the Flood Insurance Act and approved in Aransas County.

A motion was made by Council Member Ellis to amend the ordinance to include, as prescribed in the Flood Insurance Act and approved in Aransas County, seconded by Council Member Abrego, and the motion carried.

8. CONSIDER AND ACT ON COMMUNITY ENRICHMENT ITEM(S):

Mayor Chapa referred to Item 8a.

- a. Consider and Act on request of \$500 for Easter Egg Hunt.

City Manager Carrillo stated that this item is for a new event for the City and are requesting \$500. She added that the total cost is \$1,500 and that corporate sponsorship totals \$1,000.

A motion was made by Council Member Ellis to donate \$500, seconded by Council Member Abrego, and the motion carried.

9. CONSIDER AND ACT ON DEVELOPMENT SERVICES ITEM(S):

Mayor Chapa referred to Item 9a.

- a. Consider and Act on approving agreement with Texas Department of Transportation (TxDOT) for RTK Network Use.

Miguel Saldana, Director of Development Services stated that this is to provide satellite service for the GPS system purchased by Public Works to survey and inventory the city's infrastructure. He stated that TxDOT is allowing the city to use at no cost, and they only request is that the city provide any survey information within their rights-of-way, if needed.

A motion was made by Council Member Ellis to approve Item 9a, seconded by Council Member Abrego, and the motion carried.

10. CONSIDER AND ACT ON FINANCE DEPARTMENT ITEM(S):

There were no Finance Department items.

11. CONSIDER AND ACT ON PUBLIC SAFETY ITEM(S):

Mayor Chapa referred to Items 11a through 11c.

- a. Consider and Act on approving revisions to the City Code of Ordinances, Part II, Chapter 28, Article V, Sections 28-90 through 28-100.

Mayor Chapa announced that Item 11a is being moved to the February 1, 2016 council meeting.

- b. Consider and Act to approve a new agreement between the Aransas Pass Police Department and Connections in Portland, Texas for YPU.

Eric Blanchard, Police Chief stated that item is to enter into a Memorandum of Understanding between the Aransas Pass Police Department and Connections in Portland, Texas and it is an annual agreement. He added that the Police Department utilizes their services for children who are displaced and need a place to stay or troubled but don't necessarily cross the threshold of a crime.

A motion was made by Council Member Abrego to approve Item 11b, seconded by Council Member Ellis, and the motion carried.

- c. Consider and Act on Memorandum of Understanding between the City of Aransas Pass Police Department and the Texas Transportation Commission.

Eric Blanchard, Police Chief stated that this item is for a Memorandum of Understanding with the Texas Transportation Commission in connection with the Click It or Ticket It campaign. He explained that agencies who participate in this program are placed in a raffle for a chance to win a \$3,000 grant for patrol supplies.

A motion was made by Council Member Ellis to approve Item 11c, seconded by Council

Member Abrego, and the motion carried.

12. CONSIDER AND ACT ON INFORMATION TECHNOLOGY ITEM(S):

Mayor Chapa referred to Item 12a.

- a. Consider and Act on accepting the Verizon quote for PRI telephone service.

City Manager Carrillo stated that this item is in connection with the transition to the city's new telephone system and technology on how the lines are pulled in. Council Member Abrego asked how much is the cost, and Mr. Jeff Martin, Director of Information Technology responded that this is a three-year contract and the cost is \$827.40 monthly.

A motion was made by Council Member Abrego to approve Item No. 12, seconded by Council Member Ellis, and the motion carried.

13. CONSIDER AND ACT ON PUBLIC HEARING ITEM(S):

Mayor Chapa referred to the Items 13a through 13f.

- a. Public hearing on amending the City of Aransas Pass Zoning Ordinance, Part III, Section 12, Off-Street Parking Requirements, Subsections 110 and 501 by modifying the standard parking space and loading space requirements.

City Attorney Lawrence stated that Item 13a is a public hearing and is amending the Zoning Ordinance, Off-Street Parking Requirements and read the Planning Commission and Planning Staff recommendations. Mr. Lawrence declared the public hearing open.

Randall Freeze, Chairman of the Planning and Zoning Commission spoke in support of the Planning and Zoning Commission recommendation and discussed concerns with reducing the dimensions of the parking spaces, and discussed statistics and standards.

Carol Salinas, Member of the Planning and Zoning Commission spoke in support of the Planning and Zoning Commission recommendation. She added that reducing the size of parking spaces does not meet the needs of the town.

Daniel Jimenez, 140 N. Arch, stated that he supports the Planning and Zoning Commission recommendation.

Raymond Stone, 201 W. Grove, stated that he is an Engineer and designs parking spaces and that 9 feet is too narrow and would cause dents in vehicles, and supports the Planning and Zoning Commission recommendation.

Victor Llamas, 123 McCampbell, spoke in support of the Planning and Zoning Commission recommendation.

Ms. Carrillo stated that the reason for the reduction in size of parking stalls is due to development standards, and discussed a recent project that because of improper building design, are short more than 10% of their parking. She added that the City is faced with the issue of not issuing the Certificate of Occupancy at completion because the

parking requirements are not met. Ms. Carrillo recommended amending the required number of parking spaces per business and that staff will go back and review the parking ratio.

There were no additional comments. Mr. Lawrence declared the public hearing closed.

- b. Consider and Act on amending Ordinance No. 1308, Zoning Ordinance, by amending Part III, Section 12, Off-Street Parking Requirements, by amending the dimensions of a parking stall and the off-street loading space; providing for a repealer clause and an effective date.

Planning Commission's Recommendation: Approval of the proposed text amendment with the exception that the parking stalls *remain* at 10 feet by 20 feet.
Planning Staff's Recommendation: Approval of the proposed text amendment to include that parking stalls be 9 feet by 18 feet; ***Differing from Planning Commission recommendation.***

A motion was made by Council Member Abrego to table Item No. 13b, seconded by Council Member Ellis, and the motion carried.

- c. Public hearing on application for Re-Plat of the City of Aransas Pass for the property described as 10.405 acres of land embracing the north one-half of Farm Lot 5, and all of Farm Lots 3 and 4, Land Block 209, Burton and Danforth Subdivision, San Patricio County, Texas.

City Attorney Lawrence stated that Item 13c is a public hearing on an application for a re-plat for 10.405 acres of land on the north one-half of Farm Lot 5, and all of Farm Lots 3 and 4, Land Block 209, Burton and Danforth Subdivision, and declared the public hearing open.

Mr. Saldana, Director of Development Services that this is to replat the 5 acres of land that was purchased by the City for the Public Works property. He added that as the city requires property owners to replat their property, the City is replatting the property to make it into one lot. There were no comments from the audience. Mr. Lawrence declared the public hearing closed.

- d. Consider and Act on approving the application for Replat of the City of Aransas Pass for the property described as 10.405 acres of land embracing the north one-half of Farm Lot 5, and all of Farm Lots 3 and 4, Land Block 209, Burton and Danforth Subdivision, San Patricio County, Texas.

A motion was made by Council Member Abrego to approve Item 13d, seconded by Council Member Ellis, and the motion carried.

- e. Public hearing on amending the City of Aransas Pass Zoning Ordinance, Section 10, Subsection 300 by defining manufactured home, mobile home and modular home uses.

City Attorney Lawrence stated that Item 13e is a public hearing amending the Zoning Ordinance to define manufactured, mobile and modular homes, and declared the public

hearing open. Mr. Saldana stated that the purpose is to define the differences between the three uses. He added that manufactured and mobile homes are only permitted in specific zoning districts, and modular homes are known as industrialized home and allowed in any zoning district that allows an on-site built single-family structure.

There were no comments from the audience. Mr. Lawrence declared the public hearing closed.

- f. Consider and Act on amending Ordinance No. 1308, Zoning Ordinance, by amending Part II, Section 10, Subsection 300, Definitions and Explanations applicable to use schedule; providing for a repealer clause and an effective date.

A motion was made by Council Member Ellis to approve Item 13f, seconded by Council Member Abrego, and the motion carried.

14. CITY MANAGER UPDATES:

Mayor Chapa referred to the Item 14a.

- a. My AP, Phase 1 Completed

Ms. Carrillo provided an update on MyAP Phase 1, and stated that Phase 2 will encompass the area behind City Hall. Next, she informed the council that the "Push-In" Ceremony of the new Fire Truck is scheduled for Saturday, January 23rd; and the next Sit with Sylvia is scheduled for Monday, January 25th.

15. DEPARTMENT UPDATES:

Mayor Chapa referred to the Item 15a.

- a. Police Department Stats for December 2015.

Eric Blanchard, Police Chief provided a report on the statistics for the month of December. He added that there were no staff complaints and that six police officers were recognized. Mr. Blanchard stated that the statistics are also published online and announced that he plans to present the year-end stats next month.

16. EXECUTIVE SESSION(S):

The City Council may recess into Executive Session to discuss the following items pursuant to Chapter 551 of the Texas Government Code:

The meeting was recessed into Executive Session at 8:35 pm under the provisions of Section 551, Texas Government Code to discuss the authority of:

- a. Section 551.071 – Consultation with City Attorney: Annexation Matters.


The council returned from executive session at 9:17 pm.

- a. Section 551.071 – Consultation with City Attorney: Annexation Matters.

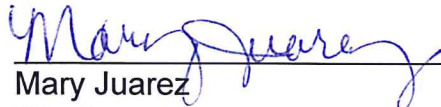
A motion was made by Council Member Ellis to authorize the City Manager to pursue Industrial District Agreements in the proposed 2725 area, seconded by Council Member Abrego, and the motion carried.

17. ADJOURNMENT:

There being no further business to come before the Council, Mayor Chapa adjourned the meeting at 9:18 pm.



Adan Chapa
Mayor



Mary Juarez
City Secretary

Approved on: February 15, 2016